



CENTRAL TO EVERYTHING

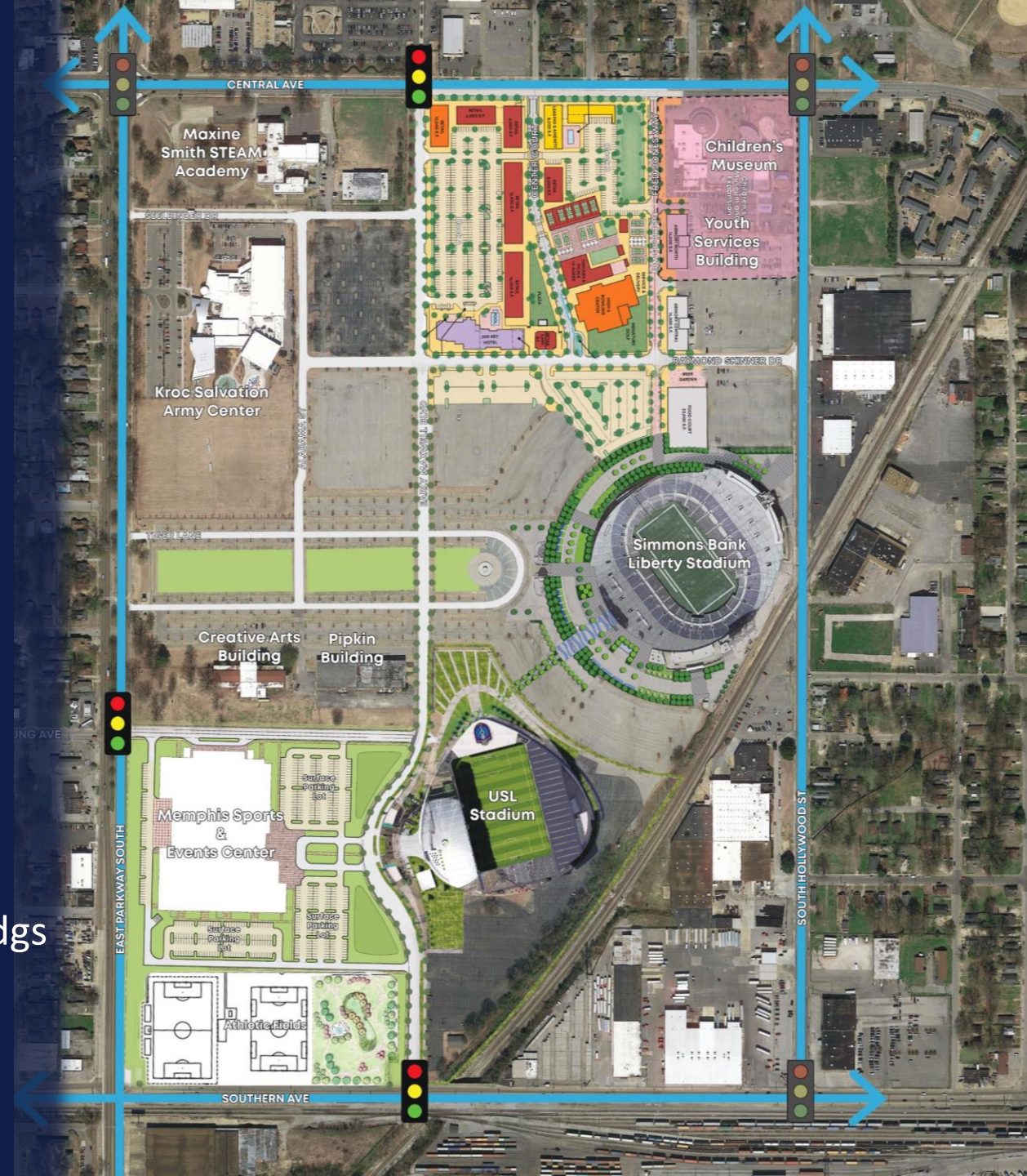
Update on Liberty Park Redevelopment Project
Memphis City Council
November 1, 2022

Liberty Park Redevelopment Recap

July 2017 began TDZ application process
Nov 2018 TDZ approval granted
Jan 2019 began financing & design effort

(Pandemic Pause)

July 2021 closed on TDZ Bonds
June 2021 began construction of MSEC
Aug 2022 began sitework on mixed-use site
Oct 2022 began construction on soccer fields
Oct 2022 began construction on “heart park”
Oct 2022 New USL Stadium proposed
Dec 2022 MSEC will open
Spring 2023 “heart park” will open
Spring 2023 Construction starts on mixed-use bldgs
Summer 2023 Soccer fields will open
Fall 2024 Mixed-Use Bldgs projected to open



Memphis Sports & Events Center Opening December 2022





901 FC Stadium
Coliseum Plaza

"The District @ Liberty Park"

City will prep site for development

- \$13-14 Million
- Existing TDZ Bond proceeds
- Accelerate Memphis & CIP funds previously allocated for Project

Mass grading underway

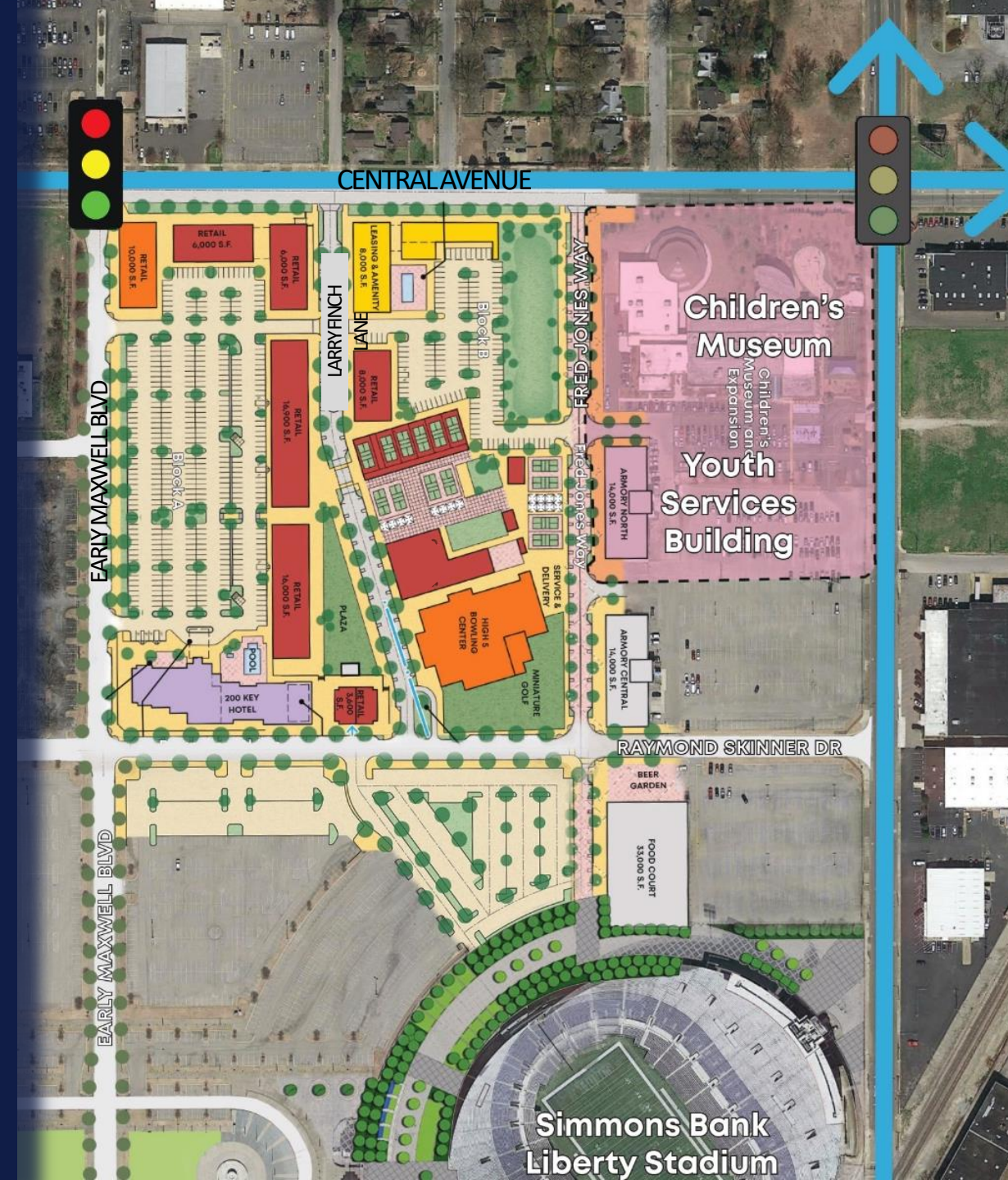
Civil site plans being reviewed by DPD

New internal private road – Larry Finch Lane

Long-term ground leases being negotiated with multiple development partners; will be presented to Council for approval

Partners will start going vertical in Q2 of 2023

Initial Openings targeted for Q3 of 2024



[illegible]

1. 200± hotel rooms – 1 flag, 2 brands, 1 bldg
2. Hotel Rooftop Cocktail Lounge
3. Restaurant inside hotel
Projected opening: Fall 2024
4. 200± multifamily units; will be above light retail on west side of Larry Finch Lane
Projected opening: Fall 2024

5. Adjacent to hotel – talking to both national & local concepts
Projected opening: Summer 2024

"The District @ Liberty Park"

Family Entertainment with F&B

6. High 5 Entertainment – bowling, miniature golf, arcade & more
Projected opening: Summer 2024
7. 2nd Family Entertainment concept – indoor & outdoor activities, rooftop bar
Projected opening: Fall 2024

Phase 2 Private Development

- * 2 parcels west of Larry Finch Lane will be interim greenspace; anticipate additional retail with residential above
- * 8,000 sf of additional space on east side of Larry Finch Lane
- * 10,000 sf of additional prime space held for the eastern hard corner of Central and Early Maxwell

